

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Caroline Grist
FROM:	WSSC – Highways Authority
DATE:	23 March 2026
LOCATION:	Natwest 15 London Road East Grinstead West Sussex RH19 1AJ
SUBJECT:	DM/26/0481 Change of use of first and second storey floorspace of the existing building from commercial (Class E) use to 8 x HMO bedrooms (Sui Generis) use with associated communal facilities, double storey front extension, single storey rear extension, new rooflight, extension of existing wall and a new flat roof to the rear.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

This application seeks the change of use of first and second storey floorspace of the existing building from commercial (Class E) use to 8 x HMO bedrooms (Sui Generis) use with associated communal facilities, double storey front extension, single storey rear extension, new rooflight, extension of existing wall and a new flat roof to the rear.

The site is located on London Road, a C-classified road subject to a speed restriction of 20 mph. No alterations are proposed to the existing access point on London Road. The LHA do not anticipate that the proposed change of use would lead to a material intensification of use of the existing access.

The development will remain car free with opportunities for parking in nearby car parks where permits are an option should future residents require them. This arrangement is acceptable given the site is in a highly sustainable location and the future residents / visitors benefit from excellent public transport connectivity. The LHA advise to explore the opportunities to provide cycle parking to encourage sustainable travel.

In summary, the Highway Authority do not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network; therefore, is not contrary to the National Planning Policy Framework (NPPF), paragraphs 114 -117, as revised December 2024. Therefore, there are no transport grounds to resist this proposal.

Roopa Bilichodmath
West Sussex County Council – Planning Services